



Ensign House  
Battersea Reach, SW18







A modern apartment, presented in excellent condition throughout. The property benefits from a spacious entertaining space with fully integrated modern kitchen, large private roof terrace with direct river views & three double bedrooms and two bathrooms.

Battersea Reach fulfils the retail and leisure requirements of a sophisticated modern lifestyle, with easy access to a wide neighbouring network of bars, restaurants & world-class shopping in the immediate area.

Within easy reach of transport at Wandsworth Town.

- 3 Double Bedroom Riverside Apartment
- Panoramic Views
- Secure Parking
- Concierge & Residents Gym

Asking Price £1,750,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

**Tenure:** Leasehold 979 years  
**Service Charge:** £9000  
**Ground Rent:** £275  
**Local Authority:** Wandsworth  
**Council Tax Band:** H

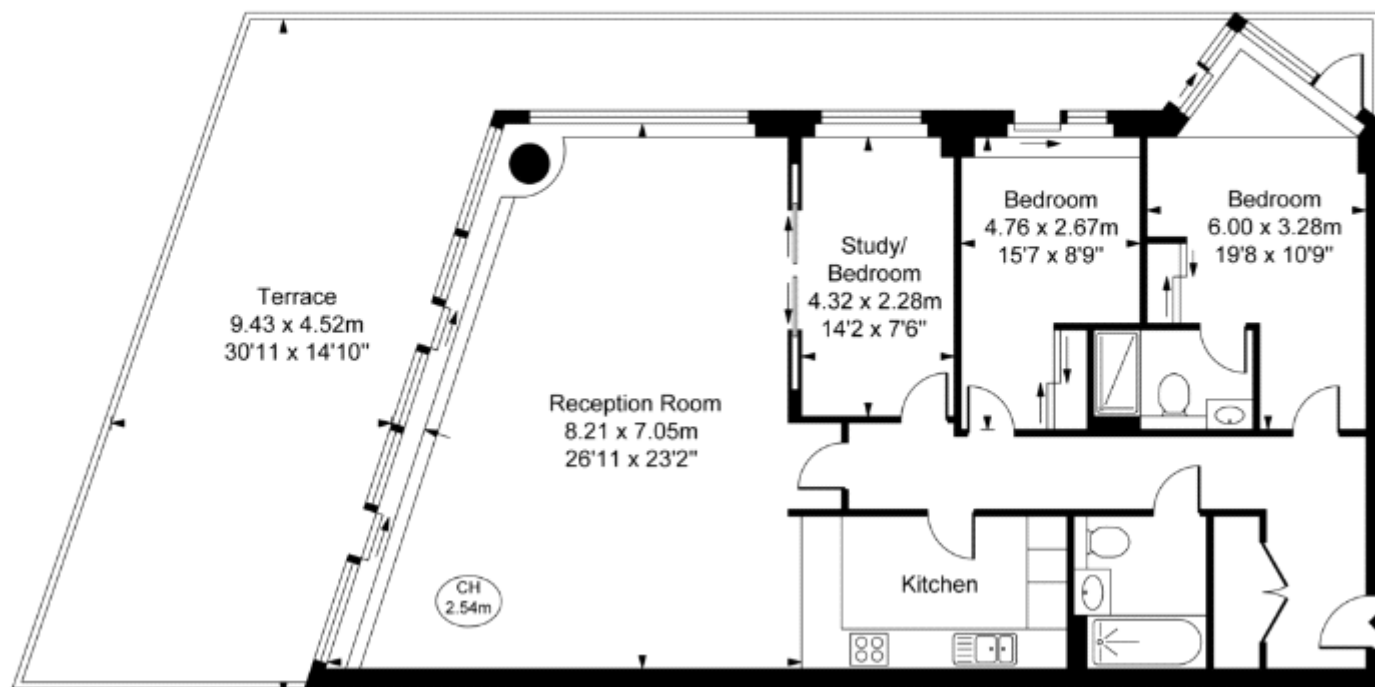
*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road  
 London  
 SW11 3AU

batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk

Juniper Drive, SW18  
Approximate Gross Internal Area  
118.52 sq m / 1,276 sq ft

( CH = Ceiling Heights )



Second Floor

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